

10-2-7: COMMUNITY COMMERCIAL ZONE:

- A.Intent: The purpose of the community commercial (CC) zone district is to allow existing commercial uses to remain, to allow expansion of such uses and to allow new specialty retail and office uses that serve the Snyderville Basin residential and resort community. General retail and office uses are more appropriately located within a town center.
- B.Density: Density shall be determined by the ability of the proposed development to meet all required development and performance standards and criteria set forth in this title.
- C.Schedule Of Uses: The table of uses sets forth the appropriate uses in this zone. Permitted and conditional uses are primarily oriented toward construction services, professional and business offices, light manufacturing, distribution and warehousing, and specialty retail. When a permitted use, or use that qualifies for a low impact permit, has an associated outdoor storage yard, the use shall be considered a conditional use.
- D.Setback And Bulk Regulations:
1. The minimum setback from Highways 224, 40, 248 and Interstate 80 rights of way shall be one hundred feet (100').
 2. The minimum setback from any frontage road right of way shall be eighty feet (80').
 3. The minimum setback from any jurisdictional wetland shall be forty feet (40').
 4. The minimum setback from the centerline of East Canyon Creek shall be one hundred fifty feet (150').
 5. The minimum setback from a naturally occurring year round stream (other than East Canyon Creek) shall be one hundred feet (100') from the centerline of the stream.
 6. The minimum setback from a lake, pond, or reservoir shall be one hundred feet (100') from the high water mark.
 7. With the above exceptions, the minimum front yard setback shall be thirty feet (30') unless otherwise indicated on the recorded plat or an approved site plan. In cases where the property lines extend to the center of the road, the minimum setback from the centerline of the road shall be fifty five feet (55'). The front setback in Summit Park shall be fifteen feet (15') from the front property line.
 8. With the above exceptions, the minimum side yard setback shall be twelve feet (12'), unless otherwise indicated on the recorded plat or an approved site plan.
 9. With the above exceptions, the minimum rear yard setback shall be twelve feet (12'), unless otherwise indicated on the recorded plat or an approved site plan.

10. Maximum building or structure height shall be thirty two feet (32') unless otherwise stated in section [10-4-3](#) of this title. Height shall be measured according to section [10-4-23](#) of this title.

E. Performance Standards: In addition to compliance with all standards for approval outlined in [chapter 4](#) of this title, the following special performance standards will apply in this zone:

1. Limitation On Direct Retail Sales: No single retail use within a building may exceed twenty thousand (20,000) square feet in floor area.
2. Industrial Uses: Industrial uses shall not create glare, heat, odor, smoke, noise or physical vibration of the building.
3. Parking: Parking shall comply with section [10-4-9](#) of this title. Additionally, on site parking is required for all visitors, customers and employees expected to occupy the building for any given shift.
4. Mechanical Equipment: All exterior mechanical equipment shall be screened to minimize noise infiltration to adjoining properties and to minimize the view of the equipment from nearby properties and from public roadways.
5. Delivery And Loading Areas: The loading and unloading of goods shall take place entirely on site and shall not interfere with emergency access, vehicular access or pedestrian access. Loading areas shall be screened from general public view as much as possible.
6. Refuse Storage And Disposal: In addition to complying with section [10-4-14](#) of this title, all garbage, refuse and recycling functions associated with uses in this zone shall be required to be screened from public view.
7. Outdoor Storage Yards: Outdoor storage yards may be appropriate in connection with a primary use on a property in this zone. Outdoor storage yards shall be reviewed by the planning commission as a conditional use. Conditions of the approval shall address methods to maximize the screening of the outdoor storage area to minimize its negative impacts on adjacent properties and on views from public roadways.
8. Open Space: All development in this zone shall provide a minimum of twenty five percent (25%) open space. (Ord. 647, 9-13-2006)